

### Land Use Impacts:

This section should convey the current development trends and the state/local government policies with regard to land use and growth in the area. The plans and policies will be reflected in the area's comprehensive development plan.

It will be necessary to use some system of classification for the assessment of land use and land use changes. A broad classification would use such terms as agricultural, non-farm, residential, commercial, industrial, idle, special, etc. Quite often these general uses are separated into more detailed categories (i.e. high density single family, low density single family, heavy industrial, etc.). Also, many of the terms employed for classifying land use are similar to those used in zoning codes. It is preferable to use the terms in the Standard Industrial Classification System (SIC) such as: (a) agricultural, forestry, fishing, (b) mining, (c) manufacturing, (d) transportation, communication, utilities, (e) wholesale and retail trade, (f) services, (g) government, (h) finance and insurance, etc.

This section should discuss any Hazardous Waste sites impacted and encountered. These sites should be defined as public or private, active or inactive, above ground or buried and type of pollutants (solid, chemical, organic or inorganic). There should be some discussion of the possibility of encountering run-off or other underground infringement by highway right-of-way or other highway involvement.

Land use changes occur without influence from highway improvements. However, such improvements may constitute a major influence on land use changes. The purpose of this analysis is to separate out the influences on land use resulting from highway improvements.

The land use impact analysis should assess the consistency of the proposed alternatives with the comprehensive development plans adopted for the project area. The indirect social, economic and environmental impacts of significant development induced by the project should be discussed.